

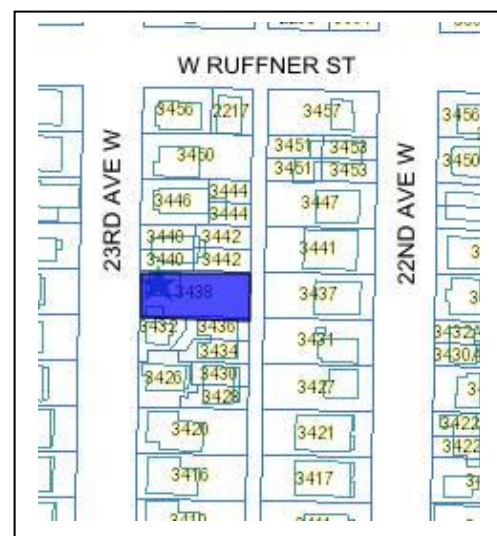


DESIGN GUIDANCE STREAMLINE DESIGN REVIEW

Project Number:	3012844
Address:	3438 23rd Ave W
Applicant:	Mark Haizlip
Date of Report:	Monday, January 30, 2012
DPD Staff:	Lisa Rutzick

SITE & VICINITY

Site Zone:	Lowrise 1
Nearby Zones:	(North) LR1 (South) LR1 (East) LR1 (West) LR1
Lot Area:	6,00 SF
Current Development:	Single family structure and detached garage on sloping lot downward to the east.
Access:	From 23rd Avenue West
Surrounding Development:	Mix of single and multi family residential development ranging between one and four stories.
ECAs:	Potential Landslide
Neighborhood Character:	Combination of older and contemporary architecture.



PROJECT DESCRIPTION

The proposed development includes two, 2-unit townhouse structures (totaling four units) with parking for four vehicles located within the structures. Existing structures to be demolished.

PUBLIC COMMENT

Notice for the proposed development occurred on January 23, 2012. DPD received the following comments, issues and concerns during the comment period which ended on February 5, 2012:

- Request to be a Party of Record.
- Concerned that toxic dust may be present on the subject site that will be released during construction. Would like construction to begin no earlier than 9am. Suggested that the proposed windows are staggered away from the windows of neighbors to protect privacy.

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

A. Site Planning

A-3 **Entrances Visible from the Street.** Entries should be clearly identifiable and visible from the street.

The two units facing the street should continue to have a strong presence and be easily identified from the street. Landscaping, walkways, doorway design and fenestration should seek to engage with the streetscape. Signage should be provided for the two units in the rear of the site.

A-5 **Respect for Adjacent Sites.** Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Care should be taken to design fenestration on the north and south façade to minimize views into abutting units.

A-6 **Transition Between Residence and Street.** For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The front yards associated with the two front units should be screened from each other to offer privacy between the two units. See also A-3.

- A-8 Parking and Vehicle Access.** Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

The driveway and auto-court should be designed with scored concrete or pavers to give a residential appearance. The recessed garage entries should continue to be shown and detailed.

B. Height, Bulk and Scale

- B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

The proposed modulation, dividing the proposed development into two buildings and providing the full setbacks and landscaping break down the bulk and scale of the development and provide a sensitive transition to the neighboring buildings.

C. Architectural Elements and Materials

- C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The strong architectural concept should continue to include extensive fenestration, contemporary design, dramatic roof forms and design and color palette.

- C-4 Exterior Finish Materials.** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The proposed materials should continue to be high quality and durable as shown in the packet, including hardipanel and natural cedar using a simple and elegant color palette with an accent color at the doorways.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

See A-3 and A-6.

- D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

The garbage and recycling area should be screened in the area shown adjacent to the auto-court. Details of the screening should be provided.

- D-7 Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Exterior lighting plans and details should be provided. Clear sight lines should be considered in the development of the landscaping plan.

E. Landscaping

- E-2 Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

The proposed bio-retention cells and water runoff system at the entry landscaping of the front units are strong features that will enhance the streetscape and neighborhood. Native plantings and drought tolerant species are encouraged.

DEVELOPMENT STANDARD ADJUSTMENTS

No departures were proposed at this phase.